



**Cambridge Galaher**  
**Settlements and Insurance Services, Inc.**  
*a division of Cambridge Integrated Services Group, Inc.*

100 South Jefferson Rd., P.O. Box G, Whippany, New Jersey 07981  
Ph (800) 843-6107 Fx (973) 781-9455

## FACSIMILE COVER SHEET

To: Ann c/o Frank Hutchins  
Co: NHIC  
Fax: 973-643-0099  
Subject: SECURITY

From: Patricia Herbert  
Company: CAMBRIDGE GALAHER SETTLEMENTS  
Phone: (800) 843-6107 Direct Dial 973-515-6417  
Fax: (973) 781-9455

Date: 03-31-2004

Pages including this cover 5

page:

Comments:

Dear Mr. Hutchins:

I pray that your health and strength returns.

Please see the attached letter I received from State Realty Management requesting an additional security deposit.

I also attached a copy of last years Rent Increase.. I called State Realty and was told the Board made a decision to request additional security with all future Increases. I was told that in the past the Board never requested this. This is as a result of a change with Rent Security Law. I asked for something in writing. I was told the will have to look it up on the Web.

Please review and call me.

Sincerely yours,

**NOTICE OF RENT INCREASE  
NOTICE TO QUIT AND DEMAND FOR POSSESSION**

To: PATRICIA HERBERT  
179-205 IRVINE TURNER BLVD., APT# 204  
NEWARK, NJ 07108

**PRESENT LEASE.** You now rent the apartment as listed above.

**PURPOSE OF NOTICE.** Your Landlord wants to increase your rent. In order to do this your Landlord must terminate (end) your lease and offer you a new lease at an increase in rent. The conditions, terms, covenants, rules and regulations of your current Lease Agreement remain the same.

**TERMINATION OF LEASE.** Your present lease is terminated as of JUNE 30, 2004. You must quit and vacate the property as of that date (date of termination). This means you must move out and deliver possession to me, your Landlord.

**RENT.** You may rent this property after the date of termination for \$ 625.00 per month payable on the first day of each month in advance. Your rent is based on the increase of 10% or \$57.00.

**OTHER CHANGES IN YOUR LEASE.**

- A. Term of Lease - ONE YEAR FROM JULY 1, 2004 TO JUNE 30, 2005  
B. Security deposit - 1 1/4 TIMES YOUR RENT

CURRENT SECURITY DEPOSIT ON HAND                   \$           576.00

SECURITY REQUIRED   \$           937.50

AMOUNT OF ADDITIONAL SECURITY DUE               \$           361.50

**PLEASE PAY YOUR ADDITIONAL SECURITY WITH A SEPARATE CHECK**

The language of this notice is a formality required by NJ State Law. If you agree with the terms set forth above and wish to remain in your apartment you are able to do so. **Please sign below and return same to the State Realty Agency LLC Management Office, P.O. Box 797 Irvington, NJ 07111.**

**ACCEPTANCE.** If you remain in possession of this rental property after the termination date, it will mean that you accept and agree to this rent increase and other changes to your lease.

**NON-RENEWAL.** Give Landlord 30 DAYS NOTICE, by certified mail, of intention not to renew tenancy.

**NON-WAIVER.** The Tenant(s) hereby acknowledge that execution of this Lease Renewal by the Landlord and acceptance of future rent from the Tenant(s), shall not constitute a waiver of the Landlord's right to evict the Tenant in a summary dispossession proceeding for non-payment of outstanding arrears or to collect any outstanding balance as provided by the lease.

E.T. BOWSER  
Landlord

BY: HUBERT GRAHAM  
Managing Agent

Date: MARCH 25, 2004

\_\_\_\_\_  
Tenant Signature

**RENT INCREASE NOTICE  
TENANT****RENT INCREASE NOTICE  
TENANT**

TO: PATRICIA HERBERT  
179-205 IRVINE TURNER BLVD. APT # 204  
NEWARK, NJ 07108

PLEASE TAKE NOTICE that on JULY 1, 2003 You are to quit and vacate the premises now occupied by you as a tenant in premises located at 179-205 IRVINE TURNER BLVD in the City of NEWARK County of ESSEX and state of New Jersey; and demand is hereby made that you deliver up peaceable possession thereof to me on that date, as of which date your present tenancy is hereby terminated

From and after JULY 1, 2003, rent for same will be \$568.00 per month, payable on the first day of each month in advance. In addition, should the Landlord be required to institute any action to collect rent or obtain possession of the aforesaid premises, Tenant shall pay a reasonable Attorney's fee in the amount of \$ 50.00, plus all costs of court and Constable charges, which sum shall become due and owing gas rent. Tenant shall further pay a late charge in the amount of \$50.00 for any month in which the rent is paid after the 5th day of the month. Said charge shall become due and owing as rent.

If you wish to rent same from and after that date as a tenant from month to month upon said terms, you may do so. If you remain in possession on or after JULY 1, 2003, it will be considered as an election on your part to rent same upon said terms.

E. T. BOWSER

Landlord

BY: HUBERT GRAHAM

Managing Agent

DATED: May 8, 2003

regular mail

DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF HOUSING & COMMUNITY RESOURCES  
HOUSING AFFORDABILITY SERVICE

(609) 292-9795

## UPDATE NOTICE FOR HOUSING AFFORDABILITY REFERRAL LIST

PATRICIA ANN HERBERT  
205 IRVINE TURNER BLVD APT 204  
NEWARK NJ 07108

FILE #: 009024

Please update your records so that we can better assist you in seeking housing.

The applicant information update sheet shows information on file with us that pertains to your household.

Please make any necessary changes on the enclosed sheet by writing in new information next to the printed information and return the entire form to:

DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF HOUSING & COMMUNITY RESOURCES  
HAS/6th Floor  
PO Box 886  
TRENTON, NJ 08625-0886

If we DO NOT receive a response to this update request within 60 days of the above date your name will be removed from the referral list. IF YOU HAVE NO CHANGES TO REPORT, THE FORM MUST STILL BE RETURNED WITHIN 60 DAYS OF THE ABOVE DATE. To be reconsidered for affordable housing, you may have to submit a new preliminary application.

Receipt of this form does not indicate that housing has become available for you.

NOTE: Applicants are contacted for housing only when units that match program guidelines with household needs are available. Therefore, it is not possible to determine when housing may become available for any applicant. If your reported/verifiable income becomes too low to be able to pay the average monthly housing cost required for most units in our inventory, you will NOT automatically be sent update notices. However, you will be placed on a RESERVED waiting list. Update notice mailings will resume when a sufficient verifiable income is reported. Information may be shared with other agencies.

DO NOT RETURN THIS LETTER TO HAS...SUBMIT ONLY THE FORM  
IF THERE ARE NO CHANGES TO REPORT, PLEASE CHECK THE AREA MARKED NO  
CHANGES ON THE UPDATE NOTICE FORM.

Enclosure